



54 Harvest Road

£220,000

Situated in a desirable position backing onto open farmland, this modern semi-detached home offers well-presented accommodation ideal for first-time buyers, downsizers, or investors.

The ground floor features a contemporary fitted kitchen which flows seamlessly into the spacious lounge/dining room, creating a sociable living space. French doors open directly onto the enclosed rear garden, allowing plenty of natural light and providing an ideal setting for relaxing or entertaining. A convenient ground floor cloakroom completes the accommodation.

Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the second bedroom is served by a modern family bathroom.

Externally, the property enjoys an enclosed rear garden with attractive views across neighbouring farmland, together with a garage and driveway providing ample off-road parking.

Services

Gas central heating. Mains drainage, electricity, and water are connected.



N.B. The property is currently tenanted until December 2026, therefore the earliest completion date would be early January 2027.

N.B. Please note the photographs used were taken prior to the current tenancy starting therefore could be subject to change.

Situation

Watton is a small Breckland market town located between Dereham and Thetford on the A1075. The town offers a variety of independent shops and retailers, along with national supermarket Tesco. There are a number of local cafe's, restaurants and public houses, as well as junior and secondary schooling.

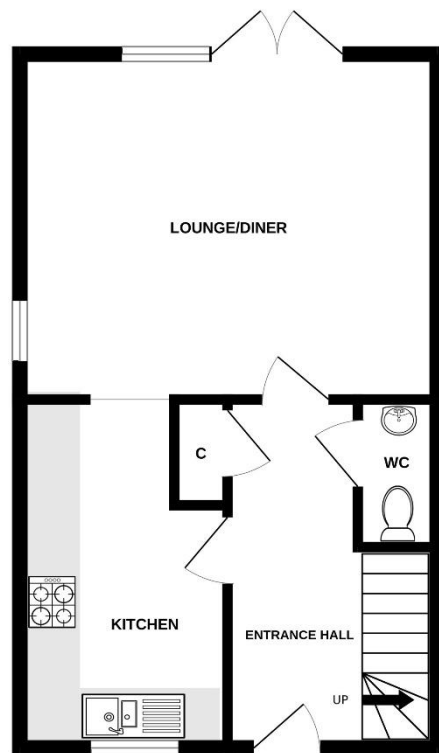
For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0670.

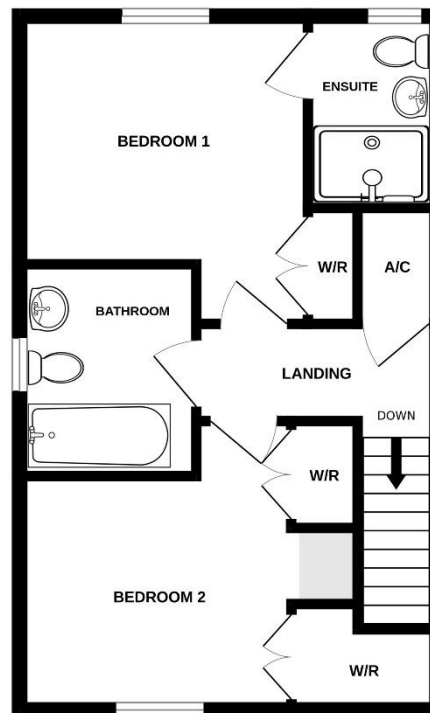
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk